# AGENDA FOR REGULAR SESSION MEETING OF JANUARY 21, 2016 AT 7:30 P. M.

"Accommodation will be made for individuals with a disability, pursuant to the Americans With Disabilities Act (ADA), provided the individual with the disability provides 48 hours advance notice to the Township Clerk before the public meeting." However, if the individual should require special equipment or services, such as a CART transcriber, seven days advance notice, excluding weekends and holidays, may be necessary

- 1. NOTICE OF MEETING
- 2. ROLL CALL
- 3. PLEDGE OF ALLEGIANCE
- 4. MINUTES FOR APPROVAL

December 21, 2015 - Regular Session December 21, 2015 - Closed Session 1 December 21, 2015 - Closed Session 2 January 1, 2016 - Reorganizational Meeting

- 5. TOWNSHIP COUNCIL REPORTS
- 6. MAYOR'S REPORT
- 7. PRESENTATION REDEVELOPMENT PLAN, FRANK BANISCH
- 8. **DISCUSSION** DISCUSSION REGARDING THE POTENTIAL "REDEVELOPMENT PLAN" FOR AN AREA IN NEED OF REDEVELOPMENT, CONSISTING OF PORTIONS OF LOTS 17, 18 AND 19 IN BLOCK 483, COMMONLY KNOWN AS THE FORMER SANOFI-AVENTIS PROPERY.
- 9. MEETING OPEN TO THE PUBLIC

MEMBERS OF THE PUBLIC WISHING TO ADDRESS THE COUNCIL ON ANY MATTER WILL BE ALLOWED TWO MINUTES TO SPEAK, UNLESS THERE ARE UNUSUAL CIRCUMSTANCES.

### 10. PUBLIC HEARING AND FINAL ACTION ORDINANCE

#### 11. INTRODUCTION OF ORDINANCES

a) AN ORDINANCE AUTHORIZING THE SALE OF PROPERTY KNOWN AS 29 STEVENS LANE, MARTINSVILLE, NEW JERSEY, KNOWN AS LOT 134, BLOCK 802.01 ON THE TAX MAP AND IDENTIFIED AS BEING KNOWN AS UNIT 29, BUILDING 22 SITUATED IN PHASE XI OF LOFT FARMS AT MARTINSVILLE CONDOMINIUM TOGETHER WITH AN UNDIVIDED .3036% INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM AND ALSO KNOWN AS TAX LOT 134 IN BLOCK 802.01 ON THE TAX MAP OF THE TOWNSHIP OF BRIDEWATER AND IS AN AFFORDABLE HOUSING UNIT IN THE BRIDGEWATER TOWNSHIP AFFORDABLE HOUSING PROGRAM ("THE PROPERTY")

- b) AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126-195 (SIGNS) OF ARTICLE XXIV (DESIGN DETAILS AND CRITERIA) OF PART 8 (SITE PLAN REVIEW) OF CHAPTER 126 (LAND USE) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER SO AS TO AMEND SUBSECTION F (GENERAL REGULATIONS), TO NEW SUBSECTION 7c, BY SETTING FORTH THE METHOD OF COMPUTATION UTILIZED TO DETERMINE THE SQUARE FOOTAGE OF TWO SIDED FREESTANDING SIGNS
- c) AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126-201 (INTERPRETATION; VARIANCES) OF ARTICLE XXV (TITLE; INTERPRETATION) OF PART 9 (SUBDIVISIONS) OF CHAPTER 126 (LAND USE) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER SO AS TO CLARIFY THAT, UNDER CERTAIN CIRCUMSTANCES, DEVELOPMENT SHALL ALSO BE IN ACCORDANCE WITH PART 8 (SITE PLAN REVIEW)
- d) AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126-314.2 (GC GENERAL COMMERCIAL ZONE) OF ARTICLE XLII (USE REGULATIONS) OF PART 12 (ZONING) OF CHAPTER 126 (LAND USE) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER SO AS TO AMEND SUBSECTION 7 (MAXIMUM FLOOR AREA FOR A TWO STORY OR HIGHER RETAIL OFFICE MIXED USE STRUCTURE) OF SUBSECTION F (BULK REQUIREMENTS FOR THE GC ZONE) OF SECTION 126-314.2 (GC GENERAL COMMERCIAL ZONE) SO AS TO CHANGE THE MAXIMUM FLOOR AREA FOR A TWO STORY OR HIGHER RETAIL OFFICE MIXED USE STRUCTURE FROM 0.50 TO 0.40 UNDER CERTAIN CIRCUMSTANCES
- e) AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126-329 (IMPROVED LOT COVERAGE) OF ARTICLE XLIV (SUPPLEMENTARY LOT, HEIGHT AND YARD REGULATIONS) OF PART 12 (ZONING) OF CHAPTER 126 (LAND USE) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER SO AS TO 1) DELETE THE TITLE OF SUBSECTION A ENTITLED "RESIDENTIAL USES" WITH ALL OTHER LANGUAGE OF SUBSECTION A REMAINING, 2) DELETE THE ENTIRETY OF SUBSECTION B (INSTITUTIONAL AND CONDITIONAL USES) AND 3) DELETE THE ENTIRETY OF SUBSECTION C (BONUS FOR DECREASE IN IMPROVED LOT COVERAGE); SUBSECTION D (BUILDING, GRAVEL AND/OR OTHER STONE SURFACES USED FOR PARKING, DRIVEWAYS OR WALKWAYS) SHALL REMAIN IN ITS ENTIRETY
- f) AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SUBSECTION C (CRITERIA FOR CLUSTER DEVELOPMENT) OF SECTION 126-349 (CLUSTER DEVELOPMENT) OF ARTICLE XLVI (CONDITIONAL USES) OF PART 12 (ZONING) OF CHAPTER 126 (LAND USE) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER SO AS TO ADD A NEW SUBSECTION (5) a & b FOR THE PURPOSE OF SETTING FORTH THE METHOD OF COMPUTATION OF LOT AREA, LOT COVERAGE, LOT WIDTH AND FLOOR AREA RATIO (FAR) FOR EACH LOT

#### 12. RESOLUTIONS

- a) REAPPOINTMENT TO THE SOMERSET RARITAN VALLEY SEWERAGE AUTHORITY JOSEPH J. LIFRIERI
- b) APPOINTMENT TO THE CREATIVE ARTS COMMITTEE CHRISTINA PETRILLI

- c) AUTHORIZATION TO EXECUTE AGREEMENT WITH THE BOARD OF CHOSEN FREEHOLDERS OF SOMERSET COUNTY FOR RECYCLING IN THE AMOUNT OF \$400,846.95
- d) AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR 2016 WITH THE SOCCER CENTER LOCATED AT 300 MEMORIAL DRIVE SOMERSET, NEW JERSEY AND TOWNSHIP RECREATION DEPARTMENT FOR THE SPRING AND FALL TRAVEL PROGRAMS. THE SOCCER CENTER WILL PROVIDE THE USE OF TRUF FIELDS, REFEREES AND TRAINERS AT A COST NOT TO EXCEED \$109,000.
- e) AUTHORIZATION TO EXECUTE THE GRANT AGREEMENT BETWEEN BRIDGEWATER TOWNSHIP AND THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GRANT IDENTIFIED FS16-106 GREEN COMMUNITIES GRANT IN THE AMOUNT OF \$3000 TO CREATE A COMMUNITY FORESTRY MANAGEMENT PLAN
- f) AUTHORIZING CHANGE ORDER NO. 1/ FINAL CHANGE ORDER DECREASING THE PRICE FROM \$209,366.11 TO \$183,979.94, WHICH IS A DECREASE OF 12.13% OR (\$25,386.18) FROM THE ORIGINAL CONTRACT AMOUNT, AND FINAL PAYMENT TO BLACK ROCK ENTERPRISES, LLC, AND AUTHORIZING ACCEPTANCE OF THE PROJECT AND RELEASE OF PERFORMANCE GUARANTEE AND ACCEPTANCE OF THE MAINTENANCE BOND FOR THE COUNTRY CLUB ROAD IMPROVEMENT PROJECT. PHASE VII
- g) AUTHORIZING CHANGE ORDER NO. 1/ FINAL CHANGE ORDER INCREASING THE PRICE FROM \$102,459.05 TO \$104,779.13, WHICH IS AN INCREASE OF 2.26% OR (\$2,320.08) FROM THE ORIGINAL CONTRACT AMOUNT, AND FINAL PAYMENT TO TOP LINE CONSTRUCTION CORP., AND AUTHORIZING ACCEPTANCE OF THE PROJECT AND RELEASE OF PERFORMANCE GUARANTEE AND ACCEPTANCE OF THE MAINTENANCE BOND FOR THE SHEPARD AVENUE ROAD IMPROVEMENT PROJECT
- h) AUTHORIZING CHANGE ORDER NO. 1/FINAL CHANGE ORDER DECREASING THE PRICE FROM \$181,794.38 TO \$161,256.56, WHICH IS A DECREASE OF 11.30% OR (\$20,537.82), AND FINAL PAYMENT TO BLACK ROCK ENTERPRISES, LLC, AND AUTHORIZING ACCEPTANCE OF THE PROJECT AND RELEASE OF PERFORMANCE BOND AND ACCEPTANCE OF MAINTENANCE BOND FOR THE TALAMINI ROAD IMPROVEMENT PROJECT PHASE I (GLEN RIDGE DRIVE TO RED LION WAY)
- i) AUTHORIZING CHANGE ORDER NO. 1/FINAL CHANGE ORDER DECREASING THE PRICE FROM \$131,272.53 TO \$130,467.45 A DECREASE OF 0.61% or (\$805.08), AND FINAL PAYMENT TO TOP LINE CONSTRUCTION CORP., AND AUTHORIZING ACCEPTANCE OF THE PROJECT AND RELEASE OF PERFORMANCE BOND AND ACCEPTANCE OF MAINTENANCE BOND FOR THE TULLO FARM ROAD IMPROVEMENT PROJECT (SEVERIN DRIVE TO BLACK COURT)
- j) AUTHORIZING THE CODE OFFICIAL TO DISCONTINUE THE LEGAL PROCEEDINGS TO COLLECT THE BALANCE OF THE MT. LAUREL FEE OF \$1,911.00; WAIVE THE MT. LAUREL BALANCE OF \$1,911.00; AND TO ISSUE THE CERTIFICATE OF OCCUPANCY TO THE CURRENT OWNERS, QANITA MANZOOR

AND MANZOOR AHMED FOR THE PREMISES LOCATED AT 101 OLD YORK ROAD KNOWN AS BLOCK 122, LOT 23.

- k) REQUEST FOR WAIVER OF FIRE PERMIT FEES IN THE TOTAL AMOUNT OF \$250.00FOR THE UNITED METHODIST CHURCH 651 COUNTRY CLUB ROAD, BLOCK 425, LOT 13 FOR USE OF THE FIRE PIT FOR OUTDOOR WORSHIP AND PRAYER SERVICE FOR THE YOUTH GROUP ON JANUARY 3, 10, 17, 24 & 31, 2016
- I) REQUEST FOR WAIVER OF CONSTRUCTION PERMIT FEES ON THE TOTAL AMOUNT OF \$2,444.00 FOR THE SOMERVILLE LODGE NO 1068, 375 UNION AVENUE, BRIDGEWATER, BLOCK 224, LOT 12 IN CONNECTION WITH THE REMOVAL AND REPLACEMENT OF THE ROOF FOR THE LODGE

#### 13. CLOSED SESSION

## **14. ADJOURNMENT**

Revised: 1/13/16